



## **368 Westmount Road, London, SE9 1NW**

### **Asking Price £550,000**

Offered to the market in excellent condition throughout is this THREE bedroom mid terrace family home. Internally the property is arranged to provide: entrance hall, separate front reception room, dining room with cubby-hole for home working, ground floor W.C. and extended fitted kitchen with integrated appliances to the ground floor. To the first floor there are THREE bedrooms and family bathroom. To the rear of the property is a low maintenance private rear garden and off street parking for two vehicles to the front. The property is well located for access back to Eltham Mainline train station which offers a fast a frequent service into central London, Oxleas, Castle and Jack Woods and well as several local primary schools. An internal viewing come highly recommended. EPC rating C, Freehold. Council tax Greenwich band D.



# Westmount Road, London, SE9 1NW

## ENTRANCE PORCH

Double glazed entrance door, tiled flooring.

## ENTRANCE HALL

Multi paned entrance door with frosted glass windows, centre light point, carpeted stairs to first floor level, under stairs storage cupboard

## RECEPTION ROOM

Double glazed bay window to front, centre light point, feature fire place, radiator, laminate flooring.

## DINING ROOM

additional under stairs storage cupboard, centre light point, built in floor to ceiling storage cupboards along one wall, space for American style fridge freezer, door to ground floor W.C. Cubby-hole for home working, tiled flooring.

## GROUND FLOOR W.C

Low level flush W.C.

## KITCHEN

Fitted with a matching range of wall and base units with Quartz worksurface over, ceramic butler sink with chrome mixer tap. Integrated dishwasher and washing machine. Built in oven and grill, four ring electric hob and extractor hood over. Double glazed patio doors to rear leading to garden, double glazed window to rear. Two centre light points, column radiator, partly tiled walls, tiled flooring.

## FIRST FLOOR LANDING

Access to loft, doors to all rooms, picture rail, built in storage cupboard housing wall mounted boiler, carpet as laid.

## BEDROOM ONE

Double glazed bay window to front, built in wardrobes to both alcoves, radiator, picture rail, carpet as laid.

## BEDROOM TWO

Double glazed window to rear, centre light point, picture rail, laminate flooring.

## BEDROOM THREE

Double glazed window to front, picture rail, radiator, carpet as laid.

## FAMILY BATHROOM

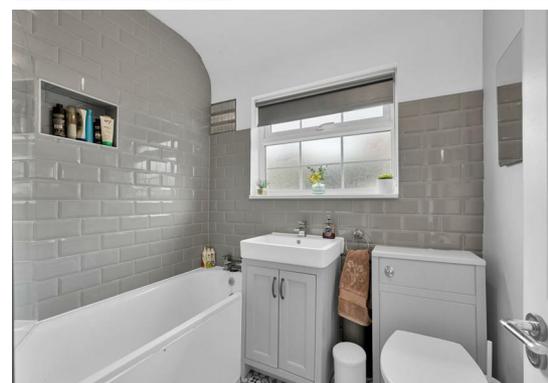
Fitted three piece suite comprising: paneled bath with shower over, mixer tap and glass shower screen vanity wash hand basin with mixer tap and low level flush W.C with concealed cistern. Frosted double glazed window to rear, partly tiled walls, heated towel rail, centre light point, tiled flooring.

## REAR GARDEN

Patio area, steps up to lawn area, additional steps up to hard standing with shed.

## FRONT GARDEN

Off street parking to front, Steps up to front door.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	80		

England & Wales EU Directive 2002/91/EC

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.